



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

## STAFF REPORT



*Thomas J. Stosur*  
Director

**March 21, 2013**

**REQUEST:** Minor Amendment and Final Design Approval/Clipper Mill PUD: Overlook Phase II

**RECOMMENDATION:** Approval.

**STAFF:** Eric Tiso

**PETITIONER(S):** ESW, LLC

**OWNER:** ESW, LLC, c/o Mr. Stephen Davies

### **SITE/GENERAL AREA**

Site Conditions: The Clipper Mill Planned Unit Development (PUD) site is  $\pm 17.4$  acres in size and is currently zoned O-R-2. The Clipper Mill PUD is a mixed-use development that includes residential, office, artisan work space, studios, a gallery, and a limited amount of retail space. This PUD includes a series of former industrial buildings known as the Artisan Building, the Assembly Building, the Tractor Building, the Foundry Building, and the Stable Building. This project was designed around the renovation and conversion of historic mill buildings and the construction of single-family housing (townhouses and semi-detached houses).

General Area: This site is located in Northern Baltimore City within the Woodberry Community. Woodberry is a community comprised of a combination of row homes and single-family detached dwellings. Druid Hill Park is located south of this site. East of the site is the Woodberry light rail station, the Jones Fall Stream, and I-83. A small industrial area is located to the west of the site.

### **HISTORY**

- Ordinance #03-589, approved by the Mayor and City Council on July 9, 2003, rezoned the Clipper Mill site from M-2-1 to O-R-2.
- Ordinance #03-590, approved by the Mayor and City Council on July 8, 2003, established the Clipper Mill Planned United Development.
- On May 22, 2003, the Planning Commission gave Final Design Approval to the Foundry Building.

- On June 19, 2003, the Planning Commission approved the Final Subdivision and Development Plan for Phase I of the PUD and Final Design of the Artisan's and Assembly buildings.
- On July 17, 2003, the Planning Commission gave Final Design Approval for the Mill Race Building.
- Ordinance #03-631, approved by the Mayor and City Council on December 2, 2003, established a development district for the Clipper Mill PUD site.
- Ordinance #03-632, approved by the Mayor and City Council on December 2, 2003, established a special taxing district for the Clipper Mill PUD site.
- Ordinance # 03-633, approved by the Mayor and City Council on December 2, 2003, authorized the issuance of special obligation bond for public improvements within the Clipper Mill PUD site. On September 11, 2003, the Planning Commission recommended approval of City Council Bills #03-1188, 03-1189, and 03-1190 to establish a development district, a special taxing district, and to authorize special obligation bonds for public improvements.
- On April 7, 2005, the Planning Commission approved a Minor Amendment to the PUD for the Phase I and II Housing modified plans, approved a Final Design for the Phase I Townhouses, and Amended the Final Subdivision Plan for the Phase II Housing and Tractor Building Site.
- On October 6, 2005, the Planning Commission granted Final Design Approval for a comprehensive signage package for the PUD area.
- On December 7, 2006, the Planning Commission approved a Minor Amendment and Final Design Approval for the Phase II for 38 semi-detached homes.
- On June 26, 2008, the Planning Commission approved a Minor Amendment and Final Design Approval for the Woodberry Kitchen and Tractor Building.
- On June 21, 2011, the Planning Commission approved an amendment to the directional signage package for the PUD area.

## **CONFORMITY TO PLANS**

This request conforms to Baltimore City's Comprehensive Master Plan, specifically LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods.

## **ANALYSIS**

Minor Amendment and Final Design Approval: The Phase II Overlook housing portion of the Clipper Mill Planned Unit Development (PUD) was initially approved with a mix of semi-detached and detached homes. In December of 2006, the development plan was amended to allow construction of 38 semi-detached homes, most of which have been built. In this phase, there are two home models, one which has a one-car garage, and another larger home with a two-car garage. The remaining eight lots on Eric Shaefer Way were initially planned to have the one-car garage model homes. The applicant now requests an amendment to allow seven of the lots (#98-#104) to be developed with the larger two-car garage model. Lot #97 is now proposed to remain undeveloped.

Impact of Change: Staff has received some concern over the proposed changes from adjacent and nearby residents on Woodberry Avenue. It is important to note that this phase of the PUD has significant hills, and the existing homes have been developed taking the slopes into consideration when siting and building either home model. Depending on the context of the slopes in any given portion of the neighborhood, more or less of any of the elevations for either model of home will be visible. Some portions of the homes are set into the slopes and are less visible. While the one-car and two-car models are different in size, they have been paired together with the slopes to create paired rooflines.

In this case, the proposed change to the two-car model will result in three stories of the homes being visible at the street level on Eric Shaefer Way. Examples of the two-car garage home with three stories of the street elevation visible have already been built at 3414, 3416, 3428, 3440, 3442, and 3444 Woodberry Avenue. While this will result in a practical increase in height over the previously-contemplated one-car garage home, staff believes the proposed homes are appropriate in scale and design as they will have the same street frontage and materials as others in the immediate area. One proposed change will include an additional walk-out basement on the north elevations of the homes, to take advantage of the local slope. This elevation will face the back of the Stable Building, and the parking lot of the Tractor Building, and so should not be visible to the casual observer.

Staff Review: As part of the review of this proposal, staff considered the following:

- **Elevations:** The proposed elevations will repeat the existing design approved for this phase of the PUD, with standing seam roofs, cementitious board and batten siding, cementitious trim panels, and stone veneer, all in earthen tones with significant portions of the elevations comprised of glass. These elevations are consistent with the previous design approval for homes in this phase.
- **Site Plan:** Changes to the plan are minimal, and have been approved at the staff level
- **Landscaping:** There will be no changes to the landscaping plan previously approved.

Community Input: The following community organizations have been notified of this action: The Development Corporation of Northwest Baltimore, the Friends of Druid Hill Park, and the Mill Valley Community Coalition.

**Thomas J. Stosur**  
**Director**